

**UNIVERSITY HEIGHTS:**  
A Working Class Subdivision

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## HISTORY

With the increasing use of mass transit and later the automobile, most classes in the early twentieth century in Salt Lake City had the option of living in suburbs some distance from their workplace. As part of the relatively early suburbanization of Salt Lake City, the benches on the east, and what was then considered south, end of the valley were developed as subdivisions. One of these subdivisions was University Heights, which, unlike most of its northern neighbors, was developed as a standard grid development and attracted primarily working class persons. ?

— Located roughly three miles southeast of Salt Lake City, University Heights is approximately 495 ft. by 1140 ft. and contains 149 houses (see figure 1). It is bounded by Fifteenth East and Seventeenth East and includes part of Harrison Avenue on the north and Emerson Avenue on the south with jogs (see figure 2).

Originally dedicated in November 1909 by Lewis P. Kelsey, on behalf of Salt Lake Realty Co., and Marian Morris Cannon, University Heights was developed at the same time as, and is similar to, College View Subdivision on the south and Emerson Heights Subdivision on the west. Marian Morris Cannon was a local piano teacher and wife of George M. Cannon, president of George M. Cannon Co.<sup>1</sup> Meeks and McCartney Co., a local real estate firm, sold a significant number of lots in each, and many of the same builders constructed houses in all three of these subdivisions using the standard plans. This general area was developed in response to the coming of the streetcar.<sup>2</sup>

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<sup>1</sup>Polk's Directory, 1960.

<sup>2</sup>"Residence Section Spreading." Salt Lake Tribune. 2 January 1910, 33.

Soon after the original University Heights was developed, a second and third addition were platted. The University Heights Second Addition, (the first addition being the original), was developed between Sixteenth and Seventeenth Easts, south of University Heights in 1910. The Third Addition is located north of Seventeenth South and west of Seventeenth East and was added in 1912.<sup>3</sup> In these additions houses were, on average, built later than in the original subdivision, resulting in primarily post war housing stock. They resemble the original portion of University Heights in house size and layout of streets.

Neither Salt Lake Realty Co. nor Marian Morris Cannon chose to build houses on their lots. Instead the lots were sold: some to individuals, and others in large sections to William B. and Josephine Chapman McCartney. William McCartney was a retail lumber man and real estate agent in Salt Lake City. His company, Meeks and McCartney was responsible for much development along the benches in University Heights and the surrounding subdivisions.

William and Josephine McCartney later moved to Los Angeles, California in 1918. William McCartney remained in California until his death in 1947.<sup>4</sup>

Similar to the Salt Lake Realty Co. and Marian Cannon, McCartney also did not build houses on the lots, but sold to commercial builders and potential home owners. The Meeks and McCartney Company promoted lots in the January 1, 1911 Tribune (see figure 3). The ad included among the lot's virtues, "the finest view and the purest air." Pure air being a major concern in the coal-smoke ridden city. Although in 1911 no homes had

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<sup>3</sup>Title Abstracts and Polk's Directory 1915.

<sup>4</sup>"Deaths." Salt Lake Tribune. 30 January 1947, 17.

been built,<sup>5</sup> Meeks and McCartney promoted University Heights as a refined area; "Some of Salt Lake's leading citizen's are building in that section now."<sup>6</sup>

However, occupation by the elite of the city was not what McCartney and the original platers had intended. The expenses in the subdivision were kept down by omitting public or green space; lots were small, and streets were planned in a regular grid pattern so the city would pay for infrastructure. Nevertheless, some effort was made to control the appearance of housing in the subdivision. The 1911 Warranty Deed by which William and Josephine McCartney granted Eliza H. Swenson lots three and four of Block II, is typical.

It is hereby mutually understood covenanted and also agreed by and between said parties as follows. That the cost and actual cash value of any residence erected on said premises shall not be less than fifteen hundred and build not less than 20 ft. from the front line of said lots subject to taxes for 1911.<sup>7</sup>

No racial or ethnic restrictions were included in the covenants although settlement was by "whites."<sup>8</sup> The minimum expenditure of fifteen hundred dollars was by no means highly exclusive. In 1916 a four bedroom home built by H. P. Folmerson at 1537 Emerson cost only two thousand to construct.<sup>9</sup> Houses of this cost were not out of reach for many working class persons.

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<sup>5</sup>Polk's Directories and Building Permits Books.

<sup>6</sup>"For Sale-Real Estate." Salt Lake Tribune. 1 January 1911, 66.

<sup>7</sup>Warranty Deed #276295.

<sup>8</sup>United States Census, 1920 Enumeration District 241, sheets 2A, 3A, and 1B.

<sup>9</sup>Building Permit Records, February 28, 1916.

A large number of developers purchased lots within University Heights. Frequently, only four or six lots were purchased and two or three houses were built by each developer. At the same time the developers were also constructing houses of the same size and cost elsewhere in the city. Examples of builders who constructed the largest number of homes within the subdivision include; White Con. Co., (1632, 1636, 1642, and 1652 Roosevelt) and Thos. A. Birsinger(1531, 1678, 1668, 1665, 1575 Browning Avenue, and 1520 Roosevelt). Good example of builders of fewer homes include; Nichols Livingston (1543 and 1549 Browning),and E. Durtschi who built in several phases (1603, 1607 and 1613 Browning Avenue).<sup>10</sup>

## **PLANNING FEATURES AND PHYSICAL APPEARANCE**

Upon dedication, all lands designated as public (streets, avenues and alleys) were donated for perpetual public use.<sup>11</sup> Similar to the subdivisions on the south and west, University Heights is arranged in a grid, with blocks approximately one-third the size of regular city center blocks (see figure 2). They are oriented lengthwise east to west and are long and narrow. Alleys were planned near the end of blocks and bisecting the center. For the houses on the east and west ends of the blocks, access to garages are along these alleys. The original lengthwise alley is not longer evident. Streets widths are generous, particularly Sixteenth East Boulevard which was intended to, "surpass anything in the west."<sup>12</sup> (see figure 6).

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<sup>10</sup>Building Permit Records.

<sup>11</sup>Salt Lake City Plat Map for University Heights Subdivision.

<sup>12</sup>"For Sale-Real Estate." Salt Lake Tribune, 1 January 1911, 31.

University Heights is located on the east benches which step up from the valley floor, offering great potential for a picturesque layout. However, the developers of University Heights made no use of the topography of the site. In addition to a hilly site, a gully runs to the south of the subdivision, but again the grid is imposed in spite of the landscape, not in a way that would utilize its potential. Normandy Heights, a subdivision to the northwest is similarly situated, but its developers placed houses along the gully to exploit the increase in land value brought by the picturesque setting. It can be assumed, that the Salt Lake Realty Co. and co-owner Marian Cannon chose not to use a non-grid layout because of added costs. Irregular layout often meant the developer was responsible for infrastructure. If the developers had intended University Heights as a subdivision for those of a more moderate income, lot costs could not feasibly be raised enough to cover the added expense of infrastructure and still remain affordable to residents and profitable for investors.

Indeed, infrastructure was paid for and laid by the city. In 1910 Meeks and McCartney along with other owners petitioned their subdivisions to be annexed to the city. They succeeded, and as a result, water mains were extended into the new subdivision.<sup>13</sup> By 1911 Meeks and McCartney were advertising, "city water and graded streets."<sup>14</sup> The water mains had been laid on Fifteenth East and Emerson Avenue by the city in 1910.<sup>15</sup> The annual report of the city engineer for the year of 1916 shows that the existing water mains were extended on Seventeenth East street, between Roosevelt avenue and Twenty-seventh South street,

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<sup>13</sup>"Another Addition to Salt Lake Territory." Salt Lake Tribune. 1 May 1910, 24.

<sup>14</sup>"For Sale-Real Estate." Salt Lake Tribune. 1 January 1911, 66.

<sup>15</sup>G.F. McGonagle, Annual Report of the City Engineer for the Year 1910 (Salt Lake City: Tribune-Reporter Printing Co., 1910). 135.

presumably extending from water mains already existing in University Heights.<sup>16</sup> In 1914 and 1915 the curb and gutter were expanded into the

? subdivision<sup>17 18</sup> Additionally, sidewalks were added to University Heights First Addition in 1914 and 1915.<sup>19 20</sup>

Lots were donated by Meeks and McCartney to create Sixteenth East, a boulevard which they predicted, "will surpass anything in the West."<sup>21</sup> Aside from this boulevard, little was done by the developers to improve the subdivision; All infrastructure was installed and paid for by the city. No street lighting was added nor common spaces/park areas provided for. Expenditure was kept to a minimum. Landscaping was the responsibility of the residence. Currently the only common landscaping element are the mature trees which line the streets and the ubiquitous suburban lawns (see figure 7). Although the developers did not plan for a common space, perhaps unintentionally, a common space developed.

Along Fifteenth East between Emerson Avenue and Kensington Avenue, a commercial area is shared by the surrounding subdivisions (see figure 8). As early as 1925, directories show the area filled with commercial enterprises such as a U.O.R. Gas Station and Paramount Milk Dept. Currently restaurants, a bookstore, and other small shops occupy the space. It has become a popular area and neighborhood hub.<sup>22</sup>

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<sup>16</sup>Sylvester Q. Cannon, Annual Report of the City Engineer for the Year 1916 (Salt Lake City: Tribune-Reporter Printing Co., 1916). 89.

<sup>17</sup>Sylvester Q. Cannon, Annual Report of the City Engineer for the Year 1914 (Salt Lake City: Tribune-Reporter Printing Co., 1914). 140.

<sup>18</sup>Sylvester Q. Cannon, Annual Report of the City Engineer for the Year 1915 (Salt Lake City: Tribune-Reporter Printing Co., 1915). 148.

<sup>19</sup>Sylvester Q. Cannon, Annual Report of the City Engineer for the Year 1914 (Salt Lake City: Tribune-Reporter Printing Co., 1914). 137.

<sup>20</sup>Sylvester Q. Cannon, Annual Report of the City Engineer for the Year 1915 (Salt Lake City: Tribune-Reporter Printing Co., 1915). 140-141.

<sup>21</sup>"For Sale-Real Estate." Salt Lake Tribune, 1 January 1911, 31.

<sup>22</sup>Polk's Directories, 1925.

Like common areas, lot sizes were also limited. Typical lots are 25 by 108 feet (see figure 2). In 1911 lots cost \$225, \$250, and \$300 per lot for "\$10 down and \$5 per month."<sup>23</sup> Still, even to build a small rectangular cottage oriented with short side toward the street required two lots. Some of the larger homes were placed lengthwise on the lots and required three (see figure 13).

In keeping with the deed restrictions, houses were placed almost a uniform 20 feet back from the road. Except for a few encroachments resulting from later additions, the setbacks present a uniform and clean line of houses (see figures 4 and 9).

The subdivision of University Heights has a name, but as previously mentioned, physically there is little to distinguish it from the surrounding subdivisions, or to give it a sense of community. There is no gate, no unique lighting, no community center, no particular house plan or style, and no gate: really nothing to distinguish it from surrounding suburbs. In fact, housing stock of the subdivisions to the south and west is similar, the street names remain the same, and churches, commercial areas, and schools are shared. There is no distinction and no delineation of boundaries between it and the surrounding subdivisions.

## ARCHITECTURE

Because University Heights was a land venture rather than housing development built by one developer, lots sold were built on at different times, and as a result, in varying types and styles. Although construction dates differ, the size of residences changed little throughout the years.

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<sup>23</sup>"For Sale-Real Estate." Salt Lake Tribune, 1 January 1911, 31.



Some larger houses were built during the period revival phase, but the majority of homes are one-story, with four or five rooms, and 900-1200 square feet. Building occurred in periods, reflecting the influence of the economy of the state and events such as war. Current housing stock can be divided into three major periods of construction; 1915-1920, 1923-30, 1937-1950. No architect was listed in the building permit records for any house within University Heights.<sup>24</sup>

Construction of homes did not really begin until 1915. Because Salt Lake Realty Company, Marian Cannon (George M. Cannon Co.), and McCartney focused on the sale of lots rather than houses, no model homes were built. Instead development began along major roads and where infrastructure already existed. Initial development in University Heights was concentrated on Emerson Avenue, probably because water mains were already in place on that road in 1910,<sup>25</sup> and Fifteenth east which was and still is a major through street in the area (see figures 10 and 11). Lots east of Sixteenth East were often the last to receive city improvements, and the last on which to be built (see figure 12).

From 1915-1920, homes were built principally in the bungalow plan with limited Arts and Crafts, Tudor or Prairie School detailing (see figures 14, 15, and 16). The homes of this period are not large, and typically contain 5 rooms. Building permits show the average cost to be approximately three thousand dollars. Materials are predominately brick and stucco with wood trim and detailing. An example of a Tudor bungalow from this period without addition shows the typical size of a home (see

figures 5 and 17). *Diff? fig 18 appears more tudor than 17!*

<sup>24</sup>Building Permits.

<sup>25</sup>G.F. McGonagle, Annual Report of the City Engineer for the Year 1910 (Salt Lake City: Tribune-Reporter Printing Co., 1910). 135.

*Discussion of plan 3?*  
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After a brief hiatus, construction again picked up in 1923. Ironically, on these uniform suburban lots, "cottage" forms predominated. From 1923 until 1930 buildings constructed in University Heights reflected the influence of the period revival style. Homes of this phase can be placed into two categories based on size. The smaller period revival cottages are the principal housing stock within the subdivision. Although there are a few houses of neoclassical revival, the majority are built in the English Tudor cottage style prevalent at the time. In plan, these houses are rectangular, or "T" shaped with the small side on the street. Similarly, the roofs are "T" shaped and steeply pitched. In the interior, the houses are small, usually 5 rooms, with the entrance placed on the side and a double row of rooms extending back. From house to house little variation exists in the plan or the size and arrangement of rooms. Most of the buildings feature earth toned brick; a few are of stucco. On the exterior, the standardized plan is masked by asymmetrical and varied facades. Detailing on the homes is primarily limited to the window shapes and ornamental brick work (see figures 18-22).

Sharing the same period revival style as their smaller neighbors, the larger period houses were also built during the mid twenties, but vary in plan and style a great deal. Plans are less discernible from the exterior, and contain 7-8 rooms with second floors or expandable attics. Styles range from English Tudor, to Jacobean and feature more detailing. Use of materials is also broader: brick, stucco, and false half-timbering are some of the materials used. The average cost of these houses was six thousand dollars<sup>26</sup> (see figures 23-26).

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<sup>26</sup>Building Permits.

After a delay due to the depression and war, building resumed in the late thirties and continued through the forties. The houses built in this period are predominantly boxes in plan with cross gables on the facade. In size they are also four or five rooms and cost around four thousand to build<sup>27</sup>. Standardized floor plans are the norm. Unlike the period revival cottages, there is little variation and almost no decoration on the facade of these houses. Deviation is limited to materials which include brick, aluminum siding, and some rock (see figures 27-30).

By the 1950's most lots had been built upon, so infill from later periods is limited to several houses.

The majority of housing in this subdivision is single family dwellings. However, in all three of the major construction periods, duplexes were built. According to their construction dates, their plans and styles also vary (see figures 31-33). *appears primitive in style ??*

Because in recent decades values of the homes in the subdivision have increased, as well as the socio-economic level of residents, it would be expected that additions to these small homes would be numerous, but because the majority of the homes are period cottages, comparatively few additions have been made. The form of period cottages limits the success of additions. Because of their narrow plan and compact interior ground floor space, second floor additions by use of dormers is difficult. Some have expanded the attic, which unfortunately drastically changes the houses form. Lots are not big enough for side additions, and rear additions limit the backyard. The bungalows have received the most change. As is common, some bungalow porches have been filled in, and others have received additions off the back (see figure 5). The most widespread

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<sup>27</sup>Building Permits.

addition to the houses in University Heights is a garage. The bungalows and period cottages were ostensibly not built with garages but many received them in the late twenties within several years of the construction of the house.<sup>28</sup> Currently most houses in University Heights have garages; all have driveways. Whether the garage was built early in the development of the subdivision, or in the post-war phase of development, for the most part, they are located in the same place. The narrowness of the building lots dictates that the driveway run down one side of the lot with the garage located behind the house (see figure 34).

## **SOCIAL HISTORY**

Within the twenty years of the plating of University Heights in 1909, nearly two thirds of the lots had been built on in this section of the valley that had almost no development thirty years before. In an article discussing the growth of suburbs along the northeast and southeast benches, the spread of the suburbs is attributed to the street car system, "Rapid and frequent service to various parts of the city has done much to overcome the village notion many residents of the city have entertained--that man's residence must be right next to his place of business."<sup>29</sup> In an ad for a neighboring subdivision, Meeks and McCartney tell prospective buyers to, "watch for a street car down Thirteenth East."<sup>30</sup> Directories show that many of the early residents of University Heights Subdivision were employed in Salt Lake City or its industrial area near the railroad.<sup>31</sup>

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<sup>28</sup>Building Permits.

<sup>29</sup>"Residence Section Spreading." Salt Lake Tribune. 2 January 1910, 33.

<sup>30</sup>"For Sale-Real Estate." Salt Lake Tribune. 2 March 1909, 23.

<sup>31</sup>Polk's Directories.

University Heights was therefore, a true suburban subdivision in that its residents lived away from their workplaces and commuted daily.

Directories and Census Records also show that the inhabitants were principally working class persons of the lower middle class. Occupations of the male in the household included mechanics/engineers, salesmen, teachers, iron worker, a sign painter and frequently clerks of downtown stores such as Z.C.M.I.. Some of the larger homes were owned by doctors and lawyers. The first owners of the post war housing were similar to the residents in socio-economic level. Occupations of residents in the fifties included a grocer, book-keepers, construction workers, and a beauty shop owner.<sup>32</sup>

As previously mentioned, there were no racial or ethnic restrictions in the deed covenants, however, unwritten restrictions such as cost and societal pressure often cannot be measured. In 1920 all of the occupants of University Heights were "white" and able to read and write in English. Less than twenty of the heads of households (wife and husband) reported in the 1920 Census were born outside of the United States. Of those, the majority were from England, with several being born in Germany, France, and Canada. No eastern Europeans, blacks, or other racial or ethnic minority's were included.<sup>33</sup>

For the most part, in 1920 the residents consisted of families with parents in their mid to late thirties with three children ranging from toddlers to early teens. An example of these early residents is the Slaminski family who built their one home on 1619 Roosevelt in the late teens. At the time of the 1920 Census, John Slaminski was a thirty-four

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<sup>32</sup>Polk's Directories.

<sup>33</sup>United States 1920 Census.

year old white male from Minnesota who worked as a mill laborer at a Lumber Company. His wife, Helen M. Slaminski was thirty-three, white, also from Minnesota and listed her occupation as "none." Their three children were eleven, nine, and four.<sup>34</sup>

The socio-economic level of the inhabitants remained stable until the late seventies, but many of the residents stayed in the area, and the age of the average resident increased. In that decade a change in resident profile took place throughout many of the older neighborhoods of the avenues and east benches including University Heights. Young professionals began moving into the neighborhoods with their children. Currently the subdivision is inhabited by a higher economic bracket. Typical occupations include persons in middle management, a city planner, architects, social workers, and computer programmers.<sup>35 36</sup>

## CONCLUSION

University Heights has little individual identity as a subdivision. It is not distinctive in housing types, style, layout and date of development. There is no gate, common areas, or landscaping particular to it. It does not have delineated boundaries separating it from other subdivisions on the south, west, or east and finally, the inhabitants are the same ethnic background and socio-economic class as those in most the surrounding communities. At first glance, University Heights seems to have little unique or interesting features, but perhaps that is why it is significant. It was developed and built for a class of persons who could not afford the

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<sup>34</sup>United States Census, 1920.

<sup>35</sup>Interview with resident Barbara Murphy.

<sup>36</sup>Polk's Directories.

extras which gave many of the more affluent suburbs such distinctiveness. Its gridded streets, lack of amenities, modest houses, and small lots label it as a subdivision for the working class of Salt Lake City.

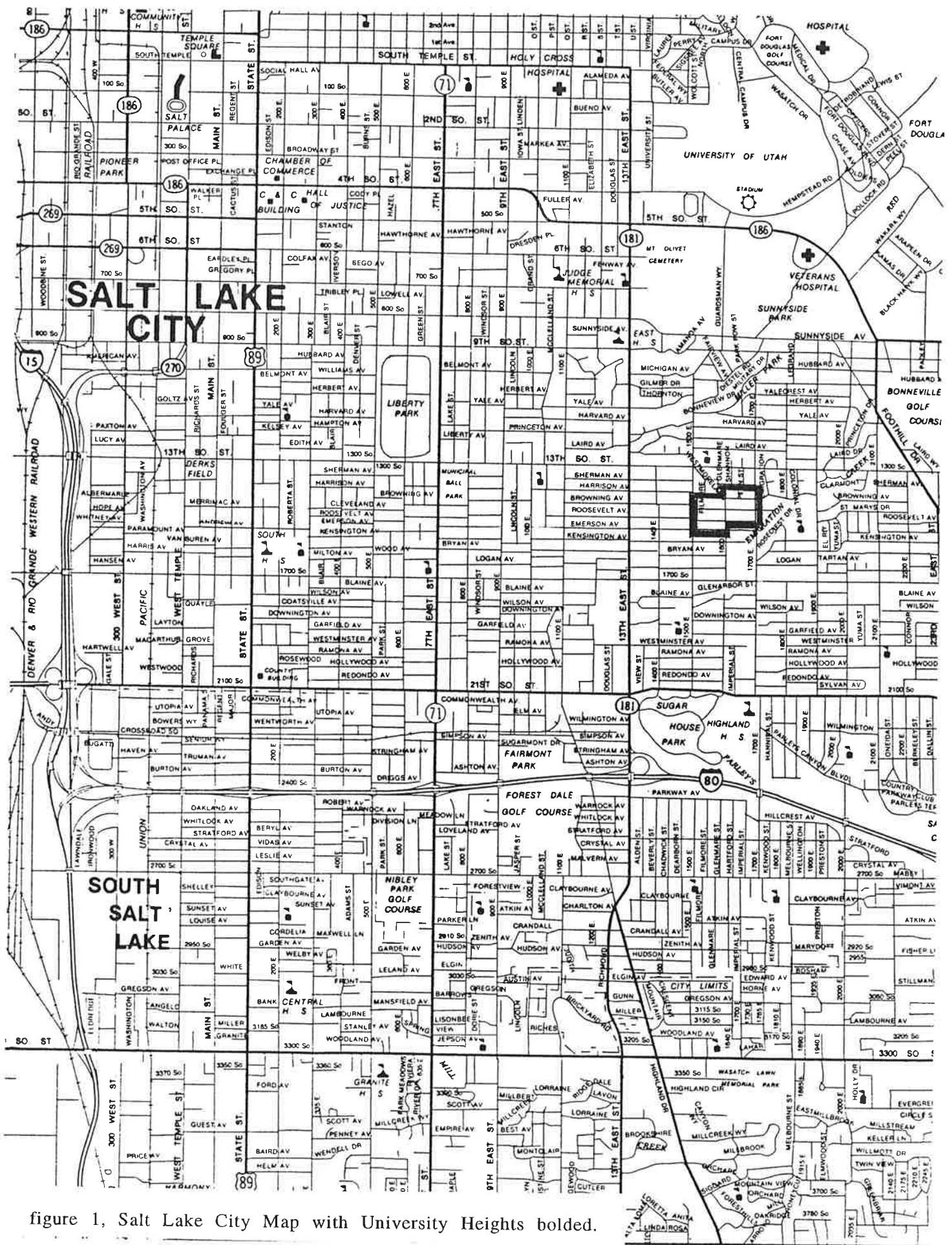


figure 1, Salt Lake City Map with University Heights bolded.



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TO OUR CLIENTS AND  
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This speaks well for the energy and push of this firm and, with their thirty years in their chosen work in Grand Rapids, Mich., is the best evidence of fair dealing and high standard in both cities.

We wish to extend our thanks to the good citizens of both places for their uniform courtesy and their generous help, that has enabled us to make such a grand record.

We look back with pride upon our part in the real estate activity of the past four years, commencing with our purchase of one million dollars' worth of vacant business property opposite the postoffice for Samuel Newhouse and the opening of Exchange place and Cactus street, asphalt paved and presented to the city by him, and his erection of the Newhouse and Boston buildings. Then followed his donation of the ground for the Mining exchange and the Commercial club buildings and their erection.

And then others took hold and built the Moxum hotel, Mission theatre, Felt building, Colonial theatre and New Grand hotel—making in all nine large, fine new buildings in the vicinity, eight of them being fireproof. And then the activity spread up Main street, resulting in the new Utah Savings and Trust building, the Kearns building, the McIntyre building and the new Utah hotel. All fireproof and a credit to any city. Then building commenced on the side and cross streets, until new stores, office buildings, apartment houses and schools are to be seen in every direction. Miles and miles of new asphalt paving and cement walks have been laid, and, last but not least, the O. S. L. railway and the D. & R. G. railway have each presented Salt Lake with fine, new, large, up-to-date passenger stations, and we see ahead of us the new state capitol building voted by the last legislature and our new high school building, bonds for which have been voted.

Surely our cup runneth over with new buildings and prosperity.

The above is a record to be proud of, and all the time the mines have been pouring in their untold wealth of gold, silver, lead, copper and coal from the moun-

**FOR SALE—REAL ESTATE**

**REAL ESTATE—IMPROVED**

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UNIVERSITY HEIGHTS.

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THE NEW BOULEVARD PASSING THROUGH THIS TRACT WILL SURPASS ANYTHING IN THE WEST, AND THE VIEW FROM OUR TRACT IS CONCEDED BY EVERY ONE TO SURPASS IN GRANDEUR ANYTHING IN THIS COUNTRY. NO WONDER THESE LOTS SELL. THE FUTURE IS NOW ASSURED. THE SOUTHEAST BENCH IS COMING INTO ITS OWN. A FEW CHOICE LOCATIONS LEFT. GET IN NOW AND TAKE YOUR PROFITS AS THIS WONDERFUL SECTION ADVANCES.

PRICES \$225.00, \$250.00, \$300.00 PER LOT; \$10 DOWN AND \$5 PER MONTH. BETTER THAN A SAVINGS BANK ACCOUNT TWICE OVER, AND YOU KNOW IT. COME IN AND LET US SHOW YOU A LIST OF REPRESENTATIVE PEOPLE OF THIS CITY WHO HAVE BOUGHT AND WHO INTEND TO BUILD AND LIVE THERE, AND YOU WILL READILY SEE WHERE YOU CANNOT LOSE, BUT WIN. TELEPHONE U.S. OUR AUTO IS READY NOW TO TAKE YOU.

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G. R. YEARSLEY,  
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WE HAVE A FINE COLLECTION OF SITES.

SUITABLE FOR WAREHOUSE, HOTEL, APARTMENT HOUSE OR PRIVATE RESIDENCE.

71-FT. FRONTAGE, NEXT EAST OF THE LINDEN HOTEL, WITH 9-FT. RIGHT OF WAY. IDEALLY LOCATED IN THE CENTER OF THE BUSINESS SECTION. POSSIBILITIES OF THIS LOT ARE LIMITLESS.

6x10 RODS ON NORTH TEMPLE, BETWEEN 1ST AND 2ND WEST, WITH PERFECT RIGHT OF WAY PRIVILEGES.

31x20 RODS ON 5TH SO. TWO BLOCKS EAST OF MAIN ST. SOUTH FRONTAGE; BUILDINGS ON IT PAY 10 PER CENT ON PRICE NOW. THIS IS ADMIRABLY SUITED FOR THE ERECTION OF REAR TERRACE PROPERTY.

5x8 RODS, SOUTHEAST CORNER 2ND NORTH AND CENTER STREET; ELEGANT VIEW.

THESE ARE JUST A FEW OF MANY EXCELLENT PIECES. WE WILL TAKE PLEASURE IN GIVING DEFINITE INFORMATION AS TO PRICE, LOCATION AND TERMS.

OUR LIST OF HOMES IN-EXHAUSTIVE AND COM-PRISES RESIDENCES, PAL-ATIAL AND HUMBLE.

\$1000 to \$25,000.

SUITS ALL TASTES. HY-PERCITICAL OR OTHER-WISE, AND ALL PURSES, PLENTIFUL OR SCANT.

THIS WEEK WE ARE OFFERING AT BARGAIN PRICES A VERY ELEGANT 10-ROOM HOUSE ON 3RD AVENUE, WALKING DISTANCE FROM TOWN, LOT 24x10. FINE APPEARANCE AND AS SUBSTANTIAL AS IT LOOKS. THE HOUSE COULD NOT BE DUPLICATED FOR THE PRICE WE ARE ASKING. PHONE OR CALL ON US FOR FURTHER PARTICULARS.

THE ALLIANCE INVEST-

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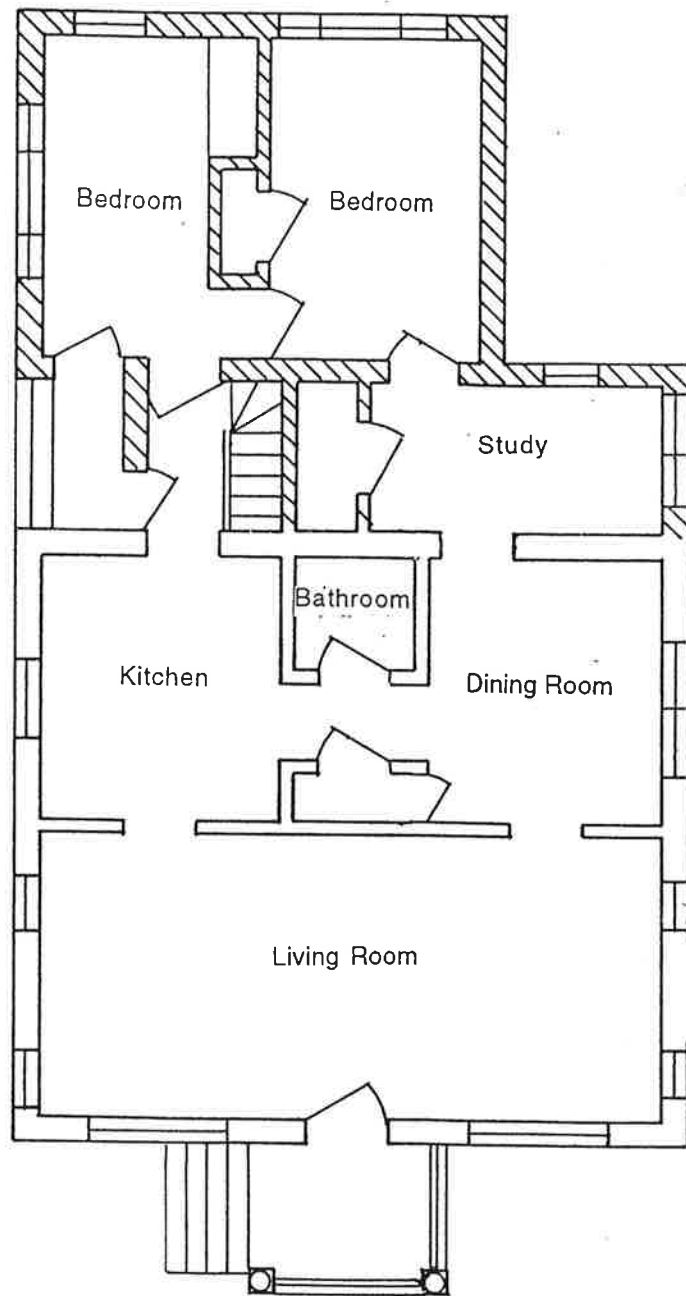
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figure 3, Jan. 1, 1911 Tribune Ad.

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With mining conditions good,  
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what more can we



Scale 1/4" = 1'

1960s addition and infilled porch.

## 1603 Browning Avenue

figure 5, Plan of 1603 Browning Avenue.

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